

## **MEMORANDUM**

TO: Town Clerk  
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: December 1, 2008

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, December 2, 2008 at 7:30 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

### **PLANNING AND ZONING COMMISSION AGENDA**

		<b>Auditorium</b>
Tuesday, December 2, 2008	7:30 P.M.	Town Hall

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### **GENERAL MEETING**

#### **Informal discussion regarding 333 West Avenue.**

*Discussion and deliberation only regarding the following application:*

#### **Proposed Amendment to the Darien Zoning Map and Zoning Regulations, Affordable Housing Application, Site Plan Application #262, Land Filling & Regrading Application #211, Amendment to the Town Plan of Conservation & Development, Christopher & Cynthia Hamer, 26 Oak Crest.**

Proposing to construct 10 residential condominium units (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in two new buildings with associated parking, and to perform related site development activities. The applicant is requesting the establishment of a new HOD zoning district; an amendment to the zoning map rezoning the property to HOD; and corresponding changes to the Town Plan. The subject property is located on the southeast side of Oak Crest approximately 1,000 feet east of its intersection with Mansfield Avenue, and is shown on Assessor's Map #15 as Lot #101 and Parcels X-1 and X-2, in the R-1/2 Zone. *PUBLIC HEARING CLOSED ON 11/6/2008. DEADLINE TO DECIDE MATTER IS: 1/9/2009.*

#### **Amendment of Subdivision Application #513, Carol Spivey, 95 Gardiner Street.**

Proposal for new driveway at 95 Gardiner Street, shown on Assessor's Map #46 as Lot #77D.

#### **Approval of Minutes**

November 6, 2008      Special Meeting  
November 18, 2008    Special Meeting/Public Hearing/General Meeting  
November 20, 2008    Special Meeting/General Meeting

*This being a Special Meeting, no items can be added to the agenda.*

## **PUBLIC HEARING (to start at 8:00 P.M.)**

**Proposed Amendments to the Darien Zoning Regulations Put Forth by the Darien Planning and Zoning Commission.** Proposed amendments to the Darien Zoning Regulations to establish a new Section entitled “Inclusionary Zoning”. This Section of the Regulations would, for certain developments, require the construction of affordable housing either on or off-site, and/or a fee in-lieu of construction.

**Business Site Plan #212-B/Special Permit, Park Animal Hospital of Darien, 168 Noroton Avenue.** Proposing to demolish the existing garage, remove the rear staircase on the rear building, and construct an addition to the rear building, establish a satellite veterinary hospital within that building, modify the parking lot, and perform related site development activities at 168 Noroton Avenue. The subject property is on the east side of Noroton Avenue, approximately 225 feet south of its intersection with West Avenue, and is shown on Assessor's Map #40 as Lot #30 and is located in the SB Zone.

**Coastal Site Plan Review #240, Walter Norman, 131 Long Neck Point Road.** Proposing to construct additions and alterations to the existing residence, repair/replace existing patio, install drainage facilities, abandon existing septic system and tie into sanitary sewer line and perform related site development activities within a regulated area. The subject property is on the east side of Long Neck Point Road, approximately 1,500 feet south of the intersection of Long Neck Point Road and Pear Tree Point Road near the Ring’s End Road bridge, and is shown on Assessor's Map #59 as Lot #7 and is located in the R-1 Zone.

**Flood Damage Prevention Application #267, Land Filling & Regrading Application #217, James & Hallie Palen, 45 Brookside Road.** Proposing to install driveway backup area, construct a patio, construct a new deck with support posts, install a rain garden, and to remove soil and construction of associated retaining wall and perform related site activities within a regulated area. The subject property is on the west side of Brookside Road, approximately 50 feet north of its intersection with Prospect Avenue, and is shown on Assessor's Map #15 as Lot #17 and is located in the R-1/2 Zone.

**Land Filling & Regrading Application #216, Ellen McCue, 17 Top O’Hill Road.** Proposing an “after the fact” application to complete filling and regrading, retaining wall construction, and installation of a pool with associated pool terrace, and perform related site development activities. The subject property is on the west side of Top O’Hill Road, approximately 1,100 feet north of its intersection with Christie Hill Road, and is shown on Assessor's Map #29 as Lot #87 and is located in the R-1 Zone.

**Land Filling & Regrading Application #218, Allison Gasvoda, 40 Maywood Road.** Proposing to install one rear and one side retaining wall to create a more level yard area and perform related site development activities. The subject property is on the east side of Maywood Road, approximately 20 feet northeast of its intersection with Dellwood Road, and is shown on Assessor's Map #12 as Lot #6 and is located in the R-1 Zone.

**Amendment of Coastal Site Plan Review #156-A, Flood Damage Prevention Application #268, Cornelia Thornburgh, 12 Shennamere Road.** Proposing to maintain the boathouse, replace stonework around the pool, install access stairs and perform related site activities within a regulated area. The subject property is located on the east side of Shennamere Road approximately 400 feet south of its intersection with Contentment Island Road, shown on Assessor’s Map #68 as Lot #5, R-1 Zone.

**ADJOURN.**